

**INTERPRETATIONS & APPLICATIONS
OF BUILDING CODES & REGULATIONS #89-7**



CODE SECTION : UBC 106.3

08/21/98 rev5/9/02

SUBJECT : STANDARD PLANS

Plan Review Submittal

The following sets of plans are required for the submittal of each standard plan:

- 1) For building review; one complete set, including civil engineering drawings.
- 2) For planning review; elevation sheets showing finish floor to maximum height of roof, location of A/C and mechanical equipment; one floor plan, one foundation plan, and lot fit analysis.
- 3) 1 subdivision plat (24" x 36")

All standard plans must have their intended lot locations identified by submitting a listing of all possible lot locations with each standard plan. The cover sheet for the plans must have key plans drawn to scale indicating each possible combination of footprint options. This requirement will provide a mechanism for documenting and insuring that standard plans will conform with varying lot configurations.

Each set of plans must include a set of engineered truss designs from an approved manufacturer, or a truss waiver sealed by the design professional that designed the house. Water meter calculation sheets must be included, which are then to be provided to the designer of the fire sprinkler system.

When a standard plan is submitted for use at more than one subdivision

Each additional subdivision -

For building review; one full plan set and soils report.

For planning review; elevation sheets showing finish floor to maximum height of roof, location of A/C and mechanical equipment; one floor plan, one foundation plan, one subdivision plat, lot fit analysis.

A full plan review fee shall be charged for the first subdivision. For each additional subdivision a minimum fee as prescribed in the City code shall be charged.

Zero lot line subdivisions : Standard plans are not permitted and a full plan review submittal will be required, unless the following information is on file :

1. A grading and drainage plan showing the location of all possible plans on each lot.
2. Indicate roof drainage and coordination with adjacent structures.

Options to Floor Plans and Elevations

Standard plans may include three (3) optional footprint features in addition to the base floor plan footprint. Patio covers which are not enclosed are not considered footprint options. An option involving extensive modifications, or changes to the base plan foundation will be required to be submitted as a separate plan, with a full plan check fee.

Basements or modifications that would change the elevation of the lowest finished floor are not allowed as an option.

If there is a question on the extent of options, the building specialist at our Development Services counter, or building plan reviewers can make the determination before plans are submitted for review. The cover sheet of the set of plans shall designate all possible combinations of footprint options, along with corresponding square footage

Exterior design elevations shall be limited to three (3) per standard plan which do not substantially change the roof framing. A fee as prescribed in the city code will be charged for each elevation in addition to the base plan.

If plans are to be constructed "opposite hand" correctly drawn plan sheets (floor plan, foundation plan, framing plan) relating to the actual construction configuration must be included in the set.

Revisions to Standard Plans

All requests for changes to approved standard plans are to be submitted as additional or revised sheets of the original set of plans. All revisions are to be clearly identified by the use of clouded symbols, deltas or other appropriate means. The review fee for revised plans is as prescribed in the city code.

Revisions and options to previously approved standard plans will be processed with a suffix to the original plan check number (i.e. 555-00-**04**). Subsequent revisions and options must reflect the changes called out in all earlier revisions **to the base plan**, but have only the changes currently requested highlighted with clouds or others means of designation.

Revisions which involve extensive modifications, or which in the building official's judgment are not adequately defined, will be required to be submitted as a new plan with a full plan check fee.

Minor, one time only, non-structural, interior revisions, specific to one building permit, may be submitted as "over the counter" reviews. The review fee to be as required for expedited plans as prescribed in the city code

If there is a question on the extent of revisions, the building specialist at our Development Services counter, or building plan reviewers can make the determination before plans are submitted for review.

Finished Floor Elevations

Subdivisions that are pre-engineered for finished floor or pad elevations must have all required information on an accompanying plot plan sheet at the time of permit issuance. A building permit cannot be issued on a lot without this information. Individual lots that are not within a subdivision with pre-engineered finished floor elevations must have a plot plan prepared on a 24 in. x 36 in. sheet, complete with all applicable information and certifications. Civil engineering reviewers may determine that a drainage report is required in some cases.

Revisions to approved plot plans are to be brought to the Development Services counter for re-approval by project review staff. Revisions shall be done directly on the original design document with adequate identification. Supporting documentation must accompany the submittal.

Building Permit Issuance

The following information must be included on the site plan and approved by development Services prior to permit issuance.

- 1) Address, lot number and tax parcel number (book, map & parcel number).
- 2) Lot size and house configuration with written and graphic scale.
- 3) Zoning classification.
- 4) Easements labeled and dimensioned.
- 5) Building setbacks from all property lines.
- 6) Adjacent lots with associated buildings, easements and setbacks.
- 7) Location of mechanical equipment and how it will be screened (if required).
- 8) Location, height and type of fence.
- 9) Egress (3 ft. minimum width) from yard to public way for bedroom emergency exit.
- 10) Finish floor elevation and benchmark per the approved subdivision grading plan.
- 11) Complete FEMA block information

(Following applies to subdivisions without established finished floor elevations; must be on 24" x 36" sheet sealed by engineer) :

- 13) Building height above finished floor must be noted on the site plan. If overall height is within two (2) feet of the maximum allowed by ordinance, the average adjacent curb elevation must be shown on the plan to verify that the building is within allowable height.
- 14) HILLSIDE and ESLO : If the zoning district is within the hillside or ESLO zoning overlay, the building height is referenced from **natural grade**.